

1820 Wallace Ave #123 Avenue

St. Charles

Offered at \$159,000 OR Lease \$1700/mo.



- Newer all brick building
- Expandable to 3000sf. or 4500sf.
- Overhead 14' door in the back
- Central air and heat for maximum comfort
- Bathroom in the unit
- Close to Route 64
- Plenty of parking

NEWER ALL BRICK 1,500 SQ.FT. OFFICE/WAREHOUSE. CURRENTLY CONFIGURED WITH GREATER AREA AS OPEN SPACE. ROOF TOP UNIT FOR CENTRAL AIR AND HEAT. ELECTRIC 200 AMPS 120/208 VOLTS 3 PHASE 4 WIRE. EASILY CONVERTED TO OFFICE SPACE. For sale or lease.

(Currently used as dance studio (expanding into larger facility). Could be used for yoga, dance, martial arts easily.)

Marina Fink



Preferred Realty Management and
Development Corporation
2172 Blackberry Dr. Ste 203
Geneva, IL 60134
Direct: (630) 715-2881 | Fax: (630) 443-
8964 | Personal Fax: (630) 443-8964
marinafink@comcast.net



Preferred Realty Management and
Development Corporation

List office: Preferred Realty Management and Development Corporation (630) 715-2881

All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

